

ORDINANCE

A PROPOSED ZONING ORDINANCE TEXT AMENDMENT TO SECTION 3-313
BY ADDING A NEW CATEGORY FOR ~~PSYCHOLOGICAL AND BEHAVIORAL
THERAPY OFFICES~~ **SEX OFFENDER TREATMENT** ALLOWED IN
COMMERCIAL DISTRICTS BY SPECIAL PERMIT **AND ADDING A NEW
SECTION 5-1307 WITH PERFORMANCE STANDARDS**

WHEREAS, on November 30, 2006, the Planning Commission initiated this text amendment; and

WHEREAS, on December 19, 2006, the Planning Commission held a work session on the proposed text amendment and forwarded the proposed text amendment to the Board of Supervisors recommending approval; and

WHEREAS, on February 8, 2007, the Fauquier County Board of Supervisors held a public hearing on this amendment; and

WHEREAS, adoption of the attached amendment to Section 3-313 **and addition of Section 5-1307** supports good zoning practices, convenience, and the general welfare; now, therefore, be it

ORDAINED by the Fauquier County Board of Supervisors this 8th day of February 2007, That Section 3-313 be, and is hereby, amended **and Section 5-1307 added** as follows:

5-1307 Additional Standards for Sex Offender Treatment Providers

1. **A special permit shall be required for those providers who offer counseling services which require licensure as a sex offender treatment provider pursuant to 18 VAC125-30-10, as amended. Such services shall not be authorized at locations in proximity to residential neighborhoods, schools, playgrounds, and other locations that potentially pose undue accessibility to children.**

See Page III-4 for Key																		
	SITE PLAN	RC	RA	RR-2	V	R-1	R-2	R-3	R-4	TH	GA	MDP	C-1	C-2	C-3	CV	I-1	I-2
3-312 COMMERCIAL RETAIL (CATEGORY 12)																		
1. Antique shops less than 3,000 sq. ft.	X		SP	SP	SP								P	P	P	P		
2. Retail sales and rental establishment and shopping center less than 5,000 sq.ft.	X												P	P	P	P		
3. Retail sales and rental establishment and shopping center 5,000 to 20,000 sq.ft.	X												A/SP	P	P	SP		
4. Retail sales establishment and shopping center 20,000 to 50,000 sq. ft.	X												SP	P	P	SP		
5. Retail sales establishment and shopping center more than 50,000 sq. ft.	X													SE	SE			
6. Convenience store	X												P	P	P	SP	SP	
7. Retail sales in conjunction with Category 16 or 17 uses		SE	SE										SP ¹⁸	SP ¹⁸	SP ¹⁸		SP	SP
8. Fuel yard, retail	X													SP				SP
3-313 COMMERCIAL BUSINESS AND PERSONAL SERVICES (CATEGORY 13)																		
1. Kennel/animal shelter	X	SP	SP	SP		SP							SP	P		SP		
2. Veterinary Clinic	X	SP	SP	SP	SP								P	P	SP ¹⁸	SP		
3. Funeral home less than 5,000 sq. ft.	X												P	P				
4. Funeral home more than 5,000 sq. ft.	X												SP	P		SP		
5. Farm supply establishment	X		SP		SP								SP ¹⁸	P		SP		
6. Financial institutions	X												P	P	P	P	SP	
7. Business or Professional Office, less than 5,000 sq. ft.	X												P	P	P	P	P	
8. Business or Professional Office, 5,000 sq. ft. to 20,000 sq. ft.	X												A/SP	P	P	SP	P	
9. Business or Professional Office over 20,000 sq. ft.	X												SP ¹⁸	SP ¹⁸	SP ¹⁸	SP ¹⁸	SP	
10. Business or Professional Office, 6 or less employees	X	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP							
11. Drive-through facility in conjunction with any commercial business	X												SE ¹⁸	SE ¹⁸	SE ¹⁸	SE ¹⁸	SE	
12. Eating establishment	X												P	P	P	P	SP	
13. Eating establishment, fast food	X												SP ¹⁸	P	P	SP	SP	
14. Repair service establishment less than 5,000 sq. ft.	X												P	P	P	P	P	
15. Repair service establishment more than 5,000 sq. ft.	X												SP ¹⁸	SP ¹⁸	SP ¹⁸	SP	SP	
16. Laundry/dry-cleaning drop-off, pick-up facility	X												P	P	P	P	P	
17. Laundry/dry cleaners/laundromat more than 5,000 sq. ft.	X												SP	P	P		SP	
18. Laundry/dry cleaners/laundromat more than 5,000 sq. ft.	X												SP ¹⁸	SP	SP		SP	
19. Furniture repair, cabinet making, upholstery, less than 5,000 sq. ft.	X												P	P	P	P	P	
20. Furniture repair, cabinet making, upholstery, more than 5,000 sq. ft.	X												SP	SP	SP		P	
21. Broadcasting studio	X		SP										P	P	P		P	
22. Barber/beauty shop													P	P	P	P		
23. Carpentry, plumbing, electrical, printing, welding, sheet metal shops, less than 5,000 sq. ft.	X												P	P	P	SP	P	P
24. Carpentry, plumbing, electrical, printing, welding, sheet metal shops more than 5,000 sq. ft.	X												SP	SP	SP		P	P
25. Photographic studio	X												P	P	P		SP	
26. Taxidermist shop	X		SP										SP	SP				
27. Portable Toilet Rental (PENDING)	X													SP			SP	SP
28. Psychological and Behavioral Therapy Offices Sex Offender Treatment	X												SP	SP	SP	SP		